

ARCHITECTURAL REVIEW BOARD

April 9, 1985

MEMBERS PRESENT: Paul Cable
Stewart Harrod
Jouett Sheeting
Charlotte Stagner (4)

MEMBER ABSENT: Norm Dooley (1)

There being a quorum, the meeting was called to order by Chairman Sheeting.

The first item of business was approval of the minutes of the meeting of March 12, 1985. Mrs. Stagner submitted a list of typographical and grammatical errors to be corrected. Mr. Cable made a motion to approve the minutes with the submitted corrections being made. Mr. Harrod seconded the motion. The motion carried unanimously.

Mr. Cable brought up Sheehy's sign. Mr. Shipp stated that he was working with them.

The first item of business for discussion was a request from Mr. Gary Beck for approval for the construction of an attached garage and deck at 413 Steele Street. Mr. Shipp gave the staff report on this item. Mr. Shipp stated that the applicant wishes to make additions to the property. The additions would include an attached one car garage (17' x 24'), a deck (8' x 12') and a door to provide access to the deck. The garage would be covered with vertical wood siding to match the house. The roof would slope from the rear of the existing building. Mr. Shipp stated that a letter had been received from an adjacent property owner, Mr. D. R. Hollan, who had no objections to Mr. Beck's request. Mr. Sheeting and Mr. Cable expressed concerns about the turning radius for Mr. Beck's garage.

Mr. Shipp further stated that the subject property is a one and one-half story frame structure, originally built with Victorian detailing. Mr. Shipp added that recent remodeling has completely destroyed its original appearance. Mr. Shipp stated that while located in the South Frankfort Historic District, it would no longer be considered a contributing structure. Following further discussion, Mr. Cable made a motion to approve the request as presented and issue a Certificate of Appropriateness. Mr. Harrod seconded the motion. The motion carried unanimously.

The next item of business was a request from Terri Pelosi, d/b/a Capital City Court Reporting, for a window sign at 236 W. Main Street. Mr. Shipp stated that the applicant wishes to install a window sign for the purpose of business identification at 236 W. Main Street. He further stated that the sign will take the form of individual letters painted on the display window surface. The message will read "Capital City Court Reporting" in 4" letters. Below this will be the names of the operators in 2" letters. Mr. Shipp stated that the sign met all necessary requirements. Ms. Pelosi was present and stated that the lettering would be block style and would be gold. Following further discussion, Mrs. Stagner made a motion to approve the request as submitted and issue a Certificate of Appropriateness. Mr. Cable seconded the motion. The motion carried unanimously.

The next item of discussion was a request from George Jones for approval for the construction of a free standing, one care garage at 126 Logan Street. Mr. Shipp gave the staff report and stated that the applicant wishes to construct a one care garage at the vacant lot at 126 Logan Street. Mr. Shipp further stated that the one story, frame structure would be 16' x 24'. A 7' x 9' garage door would be located in the east elevation while a standard door would be located in the south elevation. Constructed on a concrete slab, it would be covered with 12" masonite siding. Mr. Shipp stated that the structure would have the following setbacks: Front lot line would be 53', the side lot lines would be 6'8", and the rear lot line would be 6'. Mr. Shipp stated that the property is located in the flood fringe district. Mr. Shipp stated that this would require an additional permit from the Kentucky Department of Natural Resources before a building permit can be issued. Mr. Shipp stated that the design does not have to duplicate the older styles to be compatible, but should relate its height, mass, width, materials and textures to its surrounding. Mr. Shipp stated that the proposed garage will be typical of accessory buildings. The height, mass and materials will not be out of line for a garage. The height of the garage will not exceed 15 feet. Following further discussion, Mr. Cable made a motion to approve the request as submitted and issue a Certificate of Appropriateness contingent upon Mr. Jones obtaining the necessary permit from Natural Resources. Mrs. Stagner seconded the motion. The motion carried unanimously.

The next item of business was a request from The Kentucky Coal Journal for approval of a window sign at 202 W. Broadway. Mr. Shipp stated that The Kentucky Coal Journal was represented by Mr. Jerry Lunceford. Mr. Shipp stated that the applicant wishes to install a window sign in the form of a 2'6" x 4'6" sign board centered inside the eastern most display window. Mr. Shipp stated that the sign cannot exceed five percent (5%) of the facade to which it would be attached. Mr. Shipp stated that the area of the storefront is 288 square feet. He further stated that this would place the maximum sign size at 14.4 square feet. Mr. Shipp stated that the proposed sign would be 11.25 square feet. Mr. Shipp stated that the proposed sign would meet all necessary regulations.

Mr. Jerry Lunceford was present and stated the sign would have a white background with black lettering. Following further discussion, Mr. Cable made a motion to approve the request as submitted and issue a Certificate of Appropriateness. Mr. Harrod seconded the motion. The motion carried unanimously.

The next item of discussion was a request from Ms. Ann Roberts, d/b/a Trestle Antiques, for approval of minor exterior remodeling on the building at the corner of Wilkinson and West Broadway (415 W. Broadway). Mr. Shipp stated that the applicant wishes to alter two standard garage doors located at 415 W. Broadway. He further stated that the two doors, which are adjacent to one another, would be rolled up out of the way, but would not be removed. He also stated that marine plywood panels would be inserted in the openings and secured. Mr. Shipp stated that once they were in place, the panels would be painted the same color as the body of the building.

Ms. Roberts was present and stated that this work was being done to help keep air out. She further stated that there would not be a design on the doors. Following further discussion, Mr. Steward Harrod made a motion that the request be approved and a Certificate of Appropriateness be issued. Mr. Cable seconded the motion. The motion carried unanimously.

The next item of business was a request made by the City of Frankfort for approval to demolish the structure at 310-312 Murray Street. Mr. Shipp gave the staff report on this item and stated that the City, acting through the Frankfort Fire Chief, was requesting permission to demolish the remains of a fire damaged structure. Mr. Shipp stated that the frame structure had suffered three (3) fires during the past year. Mr. Shipp stated that the first two fires caused some damage, while the fire of October 2, 1984 completely destroyed the structure. Mr. Shipp further stated that the Fire Chief has determined that this structure does constitute a fire hazard. Mr. Shipp stated that the owner of the property is unknown and cannot be contacted. Mr. Shipp stated that legal procedures had been taken care of. Following further discussion, Mrs. Stagner made a motion that the request be granted for demolition. Mr. Harrod seconded the motion. The motion carried unanimously.

There being no further business to discuss, Mr. Harrod made a motion to adjourn. Mr. Cable seconded the motion. The motion carried unanimously.


VICE-CHAIRMAN